



Department of Community and Economic Development
1350 McKittrick Street, Suite A
Wenatchee, WA 98801
(509) 888-3253

Notice of Application and Public Hearing

Project File No.: CUP-14-05
Project Location: 1401 Washington Street, 1431 Washington Street, and 112 S. Elliott Avenue; and identified by Assessor's Parcel Nos.: 22-20-09-210-500 and 22-20-09-210-050
Applicant/Owner: Wenatchee School District 246
Application Date: October 22, 2014
Determination of Complete Date: November 12, 2014
Notice of Application Date: November 13, 2014

Proposed Project Description: The Wenatchee School District submitted an application for a conditional use permit for the purpose of replacing the Washington Elementary School building and renovating the Early Childhood Learning Center building. The finished project will include the following: demolishing of the existing school building, relocating the new school building on site to provide for a new shared parking area, separate bus loading area, new service/emergency vehicle access from Washington Street, new playfield and playground areas, outdoor classroom, and fence abutting neighboring properties.

Application Materials: Can be found at the City of Wenatchee Website under the "Departments" tab, followed by "Community and Economic Development", and then "Public Hearings / Hearing Examiner" or directly at <http://www.wenatcheewa.gov/index.aspx?page=1229>

SEPA Review: The Wenatchee School District 246 is the lead agency for this project.

Existing Environmental Documents: Hazmat building survey and remediation plans.

Permits Required: A commercial building permit, utility permit, and right-of-way permit will be required prior to construction.

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED, and will be accepted through 5:00 PM on **November 27, 2014**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Written comments must be submitted to the Department of Community Development, 1350 McKittrick Street, Suite A, Wenatchee, WA 98801; Attention: Kirsten Larsen or email klarsen@wenatcheewa.gov for additional information or to review application materials. The public can provide comments after the comment period addressed to the City of Wenatchee Hearing Examiner c/o Kirsten Larsen at the address listed above prior to the date of the public hearing. Written and oral testimony may also be provided at the public hearing by any interested party.

The complete case file on this matter is available for review during normal business hours at the offices of the City of Wenatchee Community and Economic Development Department located at 1350 McKittrick St, Wenatchee, WA, Monday-Thursdays between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 888-3200 to arrange an inspection of the file.

A public hearing is scheduled for **Wednesday, December 23, 3:00P.M.**, at Wenatchee City Hall, located at 129 S. Chelan Avenue. It is the right of any individual to comment on the application, receive notice and participate in any hearings/meetings, and request a copy of the decision once made. The decision may be appealed, by applicants or parties of record, to the Chelan County superior court as provided for in WCC 13.11.040. There shall be no administrative appeal of a decision of the hearing examiner. Motions of reconsideration may be submitted by an applicant or party of record of a decision of the hearing examiner as provided in WCC 13.11.060.

Review Process: The development regulations that will be used for project mitigation and provide consistency with the type of land use for the proposed site include the following Titles of Wenatchee City Code: Title 13, "Administration of Development Regulations"; Title 12, "Environmental Protection"; Title 11, "Subdivisions"; Title 10, "Zoning"; Title 9, "Public Services"; Title 7, "Streets and Sidewalks"; Title 4, "Health and Sanitation"; Title 3, "Fire"; Title 2, "Buildings"; and the City of Wenatchee Urban Area Comprehensive Plan.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

